



Bronte Farm Road, Shirley

Guide Price £360,000





PROPERTY OVERVIEW

This stunning three-bedroom semi-detached family home is nestled on a peaceful road in a sought-after location, just moments away from a range of local amenities and esteemed schools. Boasting a warm and welcoming ambience, the property begins with an inviting entrance hallway that leads into the heart of the home.

The spacious living room exudes comfort and style, and a window that bathes the room in natural light. Perfect for entertaining or relaxing, this room is versatile and well-appointed for various occasions. Adjoining the living room is the open plan kitchen/dining and family room, offering a seamless flow of space for every-day living.

With ample storage solutions throughout and a convenient guest cloakroom on the ground floor, this home effortlessly combines practicality with comfort. Upstairs, three generously sized bedrooms await, each offering a tranquil sanctuary for rest and relaxation. These bedrooms are serviced by a family bathroom, complete with modern fixtures and fittings.

Outside, the property boasts a well-manicured rear garden, providing a peaceful retreat from the hustle and bustle of every-day life. A detached single garage offers additional storage or parking options, while to the front of the property, there is ample parking for multiple vehicles.





Combining convenience, comfort, and style, this charming family home offers a fantastic opportunity for those seeking a modern living space in a prime location. With its well-designed layout and thoughtful features, this property is sure to impress even the most discerning of buyers. Don't miss your chance to make this house your new home.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- Set On A Quiet Cul-De-Sac
- Close To All Local Amenities & Schools
- Spacious Living Room Flooded With Natural Light
- Open Plan Kitchen / Dining & Family Room
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Well Maintained Rear Garden
- Driveway With EV Charger & Detached Single Garage



PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 11" x 11' 2" (6.08m x 3.40m)

KITCHEN AREA

20' 4" x 7' 9" (6.20m x 2.36m)

DINING & FAMILY AREA

14' 4" x 8' 10" (4.37m x 2.69m)

WC

FIRST FLOOR

BEDROOM ONE

12' 2" x 11' 4" (3.72m x 3.46m)

BEDROOM TWO

10' 7" x 9' 1" (3.23m x 2.78m)

BEDROOM THREE

9' 0" x 6' 1" (2.74m x 1.86m)

BATHROOM

8' 0" x 7' 3" (2.43m x 2.22m)

TOTAL SQUARE FOOTAGE

83.1 sq.m (894 sq.ft) approx.

OUTSIDE THE PROPERTY

DETACHED SINGLE GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washer/dryer, underfloor heating, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in two bedrooms, chest of drawers, shoe cupboard, children's swing and slide set and a 2024 electric car charging point.

ADDITIONAL INFORMATION

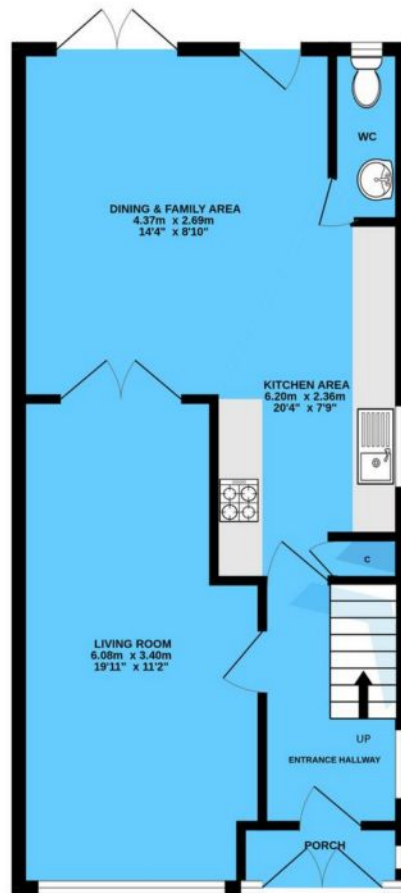
Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

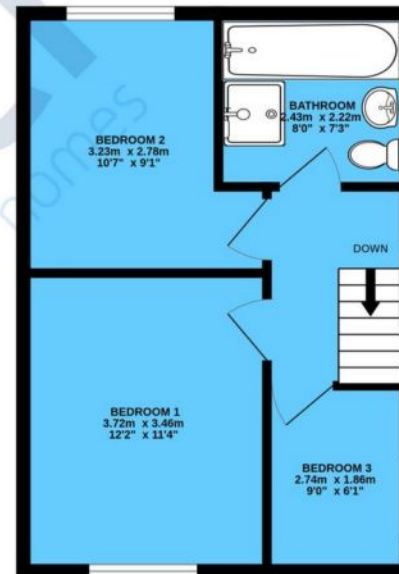
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 83.1 sq.m. (894 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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